

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
DECEMBER 18, 2014, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Gil Almquist
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Joe Bowcutt
Councilmember Bette Arial
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Troop 1779, and the invocation was offered by Reverend Jimi Kestin.

Reverend Jimi Kestin mentioned the 10th annual Prayer Over the City event that will take place at the Tabernacle on January 1, 2015 at noon.

Mayor Pike invited Steve Bingham with the Leisure Services Department to make a presentation.

Steve Bingham introduced Michelle Graves and Adam Wade. He mentioned that Stephen Wade (Adam's father) has sponsored many special events over the past year. Additionally, he has given \$10 per participant for the youth sports program. He presented a video showing what Stephen Wade has done for the community. Michelle Graves presented Adam Wade with a piece of art work and thanked his family for everything they do.

Mr. Wade explained that his father is not present as he is in Washington DC. They are grateful to be in the community and are honored to be recognized.

Mayor Pike introduced Laurie Mangum, the new Energy Services Director.

Ms. Mangum explained that she has previously worked in the Power Department for 17 years and moved out of state for a couple of years. She is happy to be home.

Mayor Pike mentioned that he was at the Dixie Center where KONY Coins for Kids was in full swing. Additionally, he was at Walmart while they were shopping. Over 1,300 children will be receiving gifts this Christmas because of the Coins for Kids program.

HANGAR ONE LEASE:

Consider approval of an extension to the Hangar One lease. Lynn Ginocchio, applicant.

City Manager Gary Esplin advised this is the continuing lease with Lynn Ginocchio for FedEx at the old Airport. They have been delayed in getting their new space. For the moment there is no use for the space. The lessee will pay \$1600 per month.

MOTION: A motion was made by Councilmember Hughes to approve the lease extension to March 31.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

FINANCIAL REPORT:

Consider approval of the financial report for November, 2014.

City Manager Gary Esplin stated that the City is still in great shape. The revenue report includes comments that the revenues are not meeting; however, property taxes do not come in until December.

Councilmember Arial inquired if it is known what the Christmas season has done.

City Manager Gary Esplin advised that will not be known until March.

Mayor Pike commented that he attended the grand opening for the new Biolife location. Between the two centers, they will have 110 employees. He hopes the retail will follow suit.

Councilmember Arial mentioned that everyone was raving about the Gingerbread Tour that took place downtown.

City Manager Gary Esplin stated that staff has received a lot of great comments on the Christmas lights as well. He thanked the Parks Department for installing them.

MOTION: A motion was made by Councilmember Hughes to approve the financial report for November 2014.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

CHANGE ORDER:

Consider approval of a change order for Jviation Inc. (formerly Creamer and Noble) to provide construction management support for the All Abilities Park project.

City Manager Gary Esplin advised this item is a change order for construction management for the All Abilities Park. The first phase of construction will begin in January. The numbers are below the estimates which he believes is indicative of providing support to this project. He recommends approval.

MOTION: A motion was made by Councilmember Almquist to approve the change order for Jviation Inc. (formerly Creamer and Noble) for the consultation and construction management support for the All Abilities Park project.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of the annual blanket bid for road materials.

Purchasing Manager Connie Hood advised that this bid is done annually for asphalt, sand and gravel. This year the recommendation is to award the bid to Western Rock as they were the low bidder, Sunroc will be secondary. The amount is not to exceed \$100,000.

MOTION: A motion was made by Councilmember Hughes to approve the blanket bid not to exceed \$100,000 to Western Rock and Sunroc as the secondary.

SECOND: The motion was seconded by Councilmember Randall.

Councilmember Almquist inquired if staff always spends up to that amount.

Ms. Hood explained that typically staff will spend this amount plus 10% and is based in on the prior year's use.

City Manager Gary Esplin mentioned that in the past if an increase is needed, it has come before the City Council for approval.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

AGREEMENT:

Consider approval of an agreement with Rosenberg Associates, Inc. for design and construction management services for the Sand Hollow Wash Restoration project.

City Manager Gary Esplin advised this item has been in the works for a number of years. This agreement is for work along the Sand Hollow Wash near Sunset Boulevard and 2000 North. The new concept would be a different alignment and material. Staff has been working with the property owner to secure the final easement. FEMA and Washington County Flood Control Authority will cover portions of the cost.

Purchasing Manager Connie Hood explained that the amount for the design and construction management services is \$59,270.

City Manager Gary Esplin stated that funds were budgeted this year to cover the City's match.

MOTION: A motion was made by Councilmember Randall to approve the design agreement and construction management services with Rosenberg Associates, Inc. for the Sand Hollow Wash Restoration project in the amount of \$59,270.

SECOND: The motion was seconded by Councilmember Bowcutt.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Councilmember Almquist commented that projects such as this is why the Washington County Flood Control Authority was created.

AGREEMENT:

Consider approval of an agreement with Jviation Inc. (formerly Creamer and Noble) to design the River Road/Ft. Pearce Wash Bridge widening project.

City Manger Gary Esplin advised staff recognizes that River Road is due for improvements. Once the old Airport is finalized, funds will be available to complete the project. Staff has been working with the MPO to get funds assigned and to reallocate funds. The contract would look at 2450 South to Brigham Road.

Purchasing Manager Connie Hood explained that the actual cost is \$182,405 and the agreement will be with Jviation Inc. The agreement will include the Ft. Pearce Bridge design.

MOTION: A motion was made by Councilmember Hughes to approve the agreement with Jviation for the design of the River Road/Ft. Pearce Wash Bridge widening project in the amount of \$182,405.

SECOND: The motion was seconded by Councilmember Arial.

Councilmember Bowcutt inquired if this will include Horseman's Park.

Public Works Director Cameron Cutler replied yes.

Mayor Pike advised that it may also include a traffic signal at that intersection. He mentioned the intersections in which traffic signals are going to be installed.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

ROAD CLOSURE:

Consider approval of request for a partial road closure of 2100 West Street from Tuweep Drive to 2000 North as well as partial lane closures on 2000 North Street

and Tuweap Drive for the Desert City Crit Series cycling event. Jordan Bracken, applicant.

Jordan Bracken, applicant, explained that they are a race company that just formed in St. George. They would like to hold a cycling event for road bikes called a criterium race. The road closure will begin between 10:00 a.m. - 11:00 a.m. They are utilizing an area that does not have much traffic.

City Manager Gary Esplin stated that there may be conflicts with the neighbors. He asked if they are closing the road completely.

Mr. Bracken explained that they are partially closing the roads.

MOTION: A motion was made by Councilmember Randal to approve the partial road closure of 2100 West Street from Tuweap Drive to 2000 North for the Desert City Crit Series.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PLACEMENT OF SIGNS:

Consider approval of request for the placement of a banner on the Historic Courthouse at 97 East St. George Boulevard as well as the placement of directional signs advertising the Arts to Zion event. Bobbi Wan-Kier, applicant.

Bobbi Wan-Kier, applicant stated that the county-wide event is the Arts to Zion event. She mentioned the map from last year's event and explained the map and how the event will work. They are fiscally sponsored by the Southern Utah Art Guild and have been using the Red Cliff Gallery. They are requesting to have "Artsy", the lizard, and a banner be placed at the St. George Chamber of Commerce building.

Councilmember Bowcutt inquired how long will the banner will be there.

Ms. Wan-Kier stated that the banner will be in place from January 6th to approximately January 19th. She introduced Michael Foot, the president of the Southern Utah Art Guild.

Mr. Foot commented that they are making southern Utah an art destination. Their membership has risen to approximately 135 members since their first art show in June. They are anxious to see what happens with the Electric Theater.

Ernie Doose, with the DiFiore Center, thanked the Mayor and Council for their support. They like to show work done by new artists. He explained that they are dedicating March for a student art exhibit and in April they will have a Washington County art show. During the Arts to Zion Tour, they will be featuring student art.

Ms. Wan-Kier introduced a couple of artists that came with her.

MOTION: A motion was made by Councilmember Arial to approve "Artsy" and a banner at the Chamber of Commerce building as well as directional signs.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

SET PUBLIC HEARINGS:

Planner Ray Snyder advised that the Planning Commission, at its meeting held December 9, 2014, recommended public hearings be set for January 8, 2015 to consider: 1) a General Plan amendment from low density residential, medium density residential and commercial to commercial on approximately 24.4 acres generally located between 3000 East Street and Mall Drive and 2) a zone change amendment to retain a 4,592 square foot building, to demolish an existing 6,690 square foot building and to construct a 14,558 square foot building addition on property zoned planned development commercial located north of 1600 South Street and east of Black Ridge Drive.

MOTION: A motion was made by Councilmember Randall to set the public hearings for January 8, 2015.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

LOT LINE ADJUSTMENT:

City Surveyor Todd Jacobsen presented the lot line adjustment for Ideal Automotive (Dealer Collision) located at 184 West 1600 South, zoning is PD-C. The purpose of the lot line adjustment is to move the lot line to make for a larger lot. This item is one of the public hearings just set for a zone change.

MOTION: A motion was made by Councilmember Hughes to approve the lot line adjustment between the two existing lots located at 184 West 1600 South.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

FINAL PLAT:

City Surveyor Todd Jacobsen presented the final plat for Meadow Valley Estates Phase 4, a 7-lot residential subdivision located at the east end of Mountain Ledge Drive at approximately 2500 East and 2900 South, zoning is RE -12.

MOTION: A motion was made by Councilmember Almquist to approve the final plat.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

LOT SPLIT:

City Surveyor Todd Jacobsen presented a lot split for lot 27 in the Ft. Pierce Business Park area located at 631 Commerce Drive, zoning is M-1. The proposal is to split the lot down the middle and give easements around each parcel for the City. The request has gone through the review board for the Ft. Pierce Business Park and was approved.

MOTION: A motion was made by Councilmember Hughes to approve the lot split at 631 Commerce Drive.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

ONE LOT SUBDIVISION:

City Surveyor Todd Jacobsen presented a one lot subdivision located across the street and to the east of Little Valley Elementary School. The parcel is just over two acres and is zoned R-1-12. This parcel is a possible future site for a Washington County library.

MOTION: A motion was made by Councilmember Hughes to approve the one lot subdivision for the Washington County library proposed site.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Hyde Berry Park, a 27-lot subdivision located between Marigold Way and 1470 South Street; zoning is R-1-10. The developer is requesting lot size averaging. This item was recently approved for a zone change. He mentioned that a revised map was provided prior to the meeting since there were minor changes. It is proposed that a note be added to lot 7 for a secondary access near the lot. He explained that lot 1 will have a 35-foot easement and lots 20-25 will have a 25-foot easement. Additionally, lot 19 of Bloomington Gardens No.

2 a tight curve will be added so that the right-of-way will be at the property line. The existing lots 1-6 will have the sewer drain out the back side of the lots. The developer met with the Sewer Department and they have agreed to dedicate that area to the City. They will also dedicate a portion to the south as well as area near the cul-de-sac.

Councilmember Bowcutt inquired if there was an existing home on lot 19 in Bloomington Gardens.

Mr. Jenkins replied yes. He explained that their access is off Marigold Way.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat for Hyde Berry Park.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

Consider approval of a conditional use permit to operate an offsite open storage RV yard at the Monster Storage facility located at 999 South Main Street. Denis Lyman, applicant.

Planner Ray Snyder presented the request for a conditional use permit to operate an open storage RV yard at Monster Storage on property located at 999 South Main Street, zoning is C-3. Currently, it is a vacant two-acre parcel. He read staff comments and showed pictures of the site, referring to a packet of information provided to each councilmember. He stated that the purpose is to establish an overflow site for Monster storage for RVs, automobiles, trucks and boats with no structures, buildings or canopies. Additionally, he outlined the proposed landscaping plan which includes a solid fence on the west and south. He explained that the guard building and gate are not on the property so they will remain. The applicant submitted a letter proposing a wall on the north perimeter. He read and outlined the issues that were discussed at the Planning Commission meeting including landscaping, building, screening, storage, canopies and off site parking lot. Mr. Snyder stated the applicant proposes keeping the existing masonry fence fronting Main, but remove the ornamental iron, make the fence solid and paint it tan. He then read the comments from the Planning Commission: the site should have complete screening from Main Street; Visual screening is important in this area; the code lists RV storage, but they felt cars, boats, and small trucks could be stored there; and the Planning Commission did not want semi trailers or large trucks. The Planning Commission had a lengthy discussion about the aesthetics, the view of the property while travelling on Main Street, on Bluff Street and from the adjoining properties. The Planning Commission made two motions, both failing to have a unanimous vote which was required since only four commission members were present. One motion was for the block wall to come down, and be moved back to 20 feet. That vote failed. The second vote was to leave the fence at 13 feet back, and that vote failed. The Planning Commission discussed ways to mitigate the concerns by addressing that pavement needed to be added on the back, solid fencing should be on all four sides so you can't see in it, all landscaping should meet city standards, colors should be earth tone, gated security and hours of operation specified, no noise generation, and no repairs on site or fluids or creation of environmental issues.

Dennis Lyman, applicant, explained that they accept what the Planning Commission wanted to do in terms of the 6-foot high solid fence for screening.

Councilmember Bowcutt asked Mr. Lyman how wide the driveway is off Main Street.

Mr. Lyman answered that the driveway is approximately 25 feet.

Councilmember Bowcutt commented that he is concerned that it may back up traffic or create a problem because of large RV's slowing traffic on Main Street as they pull into and out of the business. This could create a traffic problem or a hazard.

Mr. Lyman explained that he anticipates that he may create a pocket into the property off the street. The punch pad will be off the street. He hopes there will be no traffic disruption.

Councilmember Almquist inquired if the facility will be unmanned, with no attendant, nothing on site.

Mr. Lyman stated that they will operate the facility from off site at their other business location at the Monster Storage office. He explained that this is long term parking and semi trucks will not be allowed.

Councilmember Bowcutt mentioned that he is surprised that the nearby motels have not commented about this proposal, because this may be an eyesore to motels.

Mr. Lyman commented that they screen the vehicles and may refuse some.

Councilmember Hughes added that he is also concerned about the traffic.

Mr. Lyman said that traffic involved in a self storage business is low. He is proposing a fence around the entire facility made of corrugated solid metal panels that are made to rust completely and remain brown in color.

Councilmember Almquist commented that the trees on the north property line belong to the adjacent property owner. He asked Mr. Lyman if he plans on doing anything with the 10-foot side yard set back near that property.

Mr. Lyman had many discussions with the adjacent property manager. He is aware that the trees are dead and need to be taken out. The trees will be removed as well as the fence. He will cover the cost to replace the fence but does not know if the trees will be replaced by the property manager.

Councilmember Hughes inquired if this type of fence is going to be an issue.

Mr. Snyder explained that the corrugated metal is a new proposal. The type of fence has been a concern for staff as they have not seen a sample of the proposed fence material. Staff would like a solid fence in the front and on the sides; however, Mr. Lyman is proposing to install a solid fence all the way around. Since the drawing was submitted, the applicant has expressed that he does not want to add landscape, as he proposed earlier. There is a new submittal from applicant showing a 6 foot solid fence with no landscaping. There is staff concern about what it will look like.

Mr. Lyman distributed photos of the proposed fence and indicated that the landscaping will be minimal.

Councilmember Almquist commented that he would like to see the landscape enhanced on the north side. His concern is losing some of the aesthetics that are there now, and a lot

of people go through that alley. He asked Mr. Lyman if he would contribute to replacing the trees.

Mr. Lyman explained that item was never discussed with the property manager, and no one will see the landscape.

Councilmember Almquist voiced his concern that this is an important commercial hub between Main Street and Bluff. The proposed activity isn't compatible with surrounding commercial and property uses. This proposal does not appear to be a commercially friendly business to the neighboring businesses. Aesthetics are critical at such an important commercial area of the city, and critical to approval of the project.

Councilmember Hughes stated that he does not particularly like the fence. He asked what is proposed to be installed along Main Street, and hopes it is not what is there

Mr. Snyder stated that the proposal is to keep the block wall that is there and paint it a brown color. A suggestion from the Planning Commission was to remove the wrought iron portions of the fence and replace it with solid CMU. The north, west, and south side would be the corrugated metal fence.

Mr. Lyman explained that a proposed fence would go all around the property. On the front, where the wrought iron is now, it will be replaced with masonry, and painted brown. Mr. Snyder thought applicant was coming forward with a proposal for something solid, and staff has not seen this style. Staff thought maybe wood, but metal is the new proposal.

Mayor Pike commented that he is concerned that the proposed fence has an industrial look. This is Main Street and that may not fit in with the area.

Councilmember Almquist inquired about the document dated November 18, 2014, fourth bullet from the bottom states: "All trees in place would remain. A drip system would be in place for landscaping plants. No open water use would be on the property for landscaping." He asked Mr. Lyman to explain "no open water use".

Mr. Lyman explained that there would be no grass.

Mr. Snyder added that the Planning Commission had a lengthy discussion regarding the fence. They did not see the fence that Mr. Lyman presented tonight.

Councilmember Almquist inquired what portion of the language in a C-3 zone did the Planning Commission struggled with when it comes to parking areas.

City Attorney Shawn Guzman advised that he was not at the meeting. The language in the zoning code is for a stand alone parking lot, but this is a storage facility which is a bit different.

Mr. Snyder explained that although the Planning Commission wrestled with that issue, they felt this was different.

Mr. Lyman stated that they are open to a different type of fence.

Councilmember Bowcutt stated that he would rather see a block wall all the way around.

Mr. Lyman stated that would be a brutal expense. Metal is expensive too.

Councilmember Bowcutt explained that metal is not very attractive.

Councilmember Almquist commented that when he thinks of this area, he thinks of it as downtown. He does not think of this storage when he hears downtown. It is a too busy and visible series of roads to want this here because of traffic and aesthetics.

After Council discussion and consideration of the packet of materials, the following action:

MOTION: A motion was made by Councilmember Almquist to deny the conditional use permit.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Mr. Jacobsen stated with regard to Hyde Berry Park, a request to vacate a sliver of the existing road will be heard in January.

FINAL PLAT:

Consider approval of the final plat for Tuscan Hills Phase 3.

City Surveyor Todd Jacobsen presented the final plat for Tuscan Hills Phase 3, a 7-lot subdivision located at west end of Province Way at approx 1780 South and 1310 West, zoning is PD-R.

MOTION: A motion was made by Councilmember Arial to approve the final plat for Tuscan Hills Phase 3.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

REIMBURSEMENT AGREEMENT:

Consider approval of a reimbursement agreement with the Washington County Flood Control Authority for the Sand Hollow Wash restoration project.

City Manager Gary Esplin advised that the agreement is for the project at the Sand Hollow Wash. The agreement will allow the Washington County Flood Control Authority to reimburse the City up to 50% of the total cost.

MOTION: A motion was made by Councilmember Almquist to approve the agreement.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye

Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Councilmember Arial asked if the project will start immediately.

City Manager Gary Esplin advised that as soon as Rosenberg Associates finishes the plans, it will be ready to bid.

DONATION AGREEMENT:

Consider approval of a donation agreement with Reber Ltd. for an alleyway behind the properties located at approximately 3 North Main to approximately 49 North Main on Tabernacle Street.

City Manager Gary Esplin advised the agreement is for a donation of alleyway. Since ownership has changed, the alleyway remained in the title to Reber Ltd. They would like to donate the property to the City.

City Attorney Shawn Guzman explained the City will pay \$1,500 to Reber Ltd. for the alleyway, which Reber Ltd. will recognize as value received. Anything above that will be a donation.

City Manager Gary Esplin stated that they originally asked the City to pay for an appraisal; however, the City agreed to pay the equivalent of cost of the appraisal.

MOTION: A motion was made by Councilmember Hughes to approve the donation agreement with Reber Ltd. for an alleyway at approximately 3 North Main to approximately 49 North Main with the cost of approximately \$1,500 for the donation.

SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

City Attorney Shawn Guzman stated that he would like to revisit item 6D. He asked the Council clarify the findings and reasons for denial. He invited Mr. Lyman back to clarify the findings. In going through the findings, it appears that the Council, under the conditional use criteria, had concerns with the aesthetics and that the use would not maintain the purpose and character of the zone.

MOTION: A motion was made by Councilmember Arial to accept the two findings as the reason for the denial.

SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

MOVE TO REDEVELOPMENT AGENCY MEETING:

MOTION: A motion was made by Councilmember Hughes to move to the Redevelopment Agency meeting.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

The meeting reconvened after the Redevelopment Agency meeting adjourned.

INCENTIVE AGREEMENT/RESOLUTION:

Consider approval of a resolution approving an incentive agreement with Environmental Materials LLC.

City Manager Gary Esplin explained that the Council approved this item as the Redevelopment Agency. It now needs to be approved by the City Council.

MOTION: A motion was made by Councilmember Randall to approve the resolution approving an incentive agreement with Environmental Materials LLC.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

INTERLOCAL AGREEMENT/RESOLUTION:

Consider approval of a resolution approving an interlocal agreement between the City of St. George and the Redevelopment Agency of the City of St. George for Ft. Pierce CDA #2.

City Manager Gary Esplin advised this item is the City of St. George entering into an interlocal agreement with the Redevelopment Agency of the City of St. George for the Ft. Pierce CDA #2.

MOTION: A motion was made by Councilmember Hughes to approve the resolution approving an interlocal agreement between the City of St. George and the Redevelopment Agency of the City of St. George for the Ft. Pierce CDA #2.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye

Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

APPOINTMENTS:

Mayor Pike mentioned that would like to appoint Kam Kapik to the Art Museum Board and to Justin Hansen, Jack Hunter, Gary Sorenson, and Ron Metcalf to the Airport Advisory Board which will consist of seven members. Terms on the Airport Board are one member for one year, two members for two years, two members for three years and two member for four years. Mr. Sorensen's term will be one year, Mr. Hansen and Mr. Hunter will have terms of four years and Mr. Metcalf two years.

MOTION: A motion was made by Councilmember Arial to appoint the board members with their terms.

SECOND: The motion was seconded by Councilmember Hughes.

Councilmember Arial commented that the Art Museum Board lost Sharlet Heitkotter who passed away. She explained that Ms. Heitkotter was a devoted member and thanked her for her service.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

MINUTES:

Consider approval of the minutes from the meeting held on October 30, 2014.

MOTION: A motion was made by Councilmember Hughes to approve the minutes.

SECOND: The motion was seconded by Councilmember Arial.

Councilmember Almquist mentioned that on line 24 of page 2, onto should be two words.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

MINUTES:

Consider approval of the minutes from the meeting held on November 13, 2014.

MOTION: A motion was made by Councilmember Almquist to approve the minutes.

SECOND: The motion was seconded by Councilmember Hughes.

Councilmember Randall commented that on line 49 of page 1, her name is spelled incorrectly.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

ADJOURN TO CLOSED SESSION:

MOTION: A motion was made by Councilmember Hughes to discuss possible property sale and litigation.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

The meeting reconvened after closed session.

REPORTS FROM MAYOR, COUNCILMEMBERS AND CITY MANAGER:

City Manager Gary Esplin stated that Skywest is going to announce that they are adding an additional flight to Denver from March 5-October 24. Also, they are going to reduce the number of flights from Salt Lake City. There have been significant management changes at Skywest. He advised that the City did not give employees Christmas bonuses this year, but did give market and/or merit increases if eligible. Additionally, he explained that in past budgets the Finance Department had an accountant position but never filled it. Although the position is not in the current budget, they would like to hire someone. There will be a budget opening in January; therefore he recommends hiring the accountant at this time.

Mayor Pike inquired about the additional Battalion Chief position in the Fire Department as well as additional positions in the Legal Department.

City Manager Gary Esplin stated that those positions may be included in next year's budget.

Councilmember Almquist inquired about replacing Sonya Dodenbier.

City Manager Gary Esplin explained that position is being analyzed right now. There are a lot of similar positions that are at a lower scale. They can do a selective promotion; however, the person down there just became full time and is still on probation. He suggested advertising the job internally as there may be a number of employees that are qualified to do the job.

The consensus of the Councilmembers is to go that route.

Mayor Pike inquired about an additional Attorney position for the Legal Department.

City Manager Gary Esplin advised that an additional full time position has not been discussed.

Councilmember Almquist suggested giving the Building Inspectors a binder with different forms while in the field, to help make the process more efficient.

City Manager Gary Esplin updated the Councilmembers on the Building Inspector position.

Finance Director Philip Peterson thanked the Mayor and Councilmembers for the opportunity to serve. He explained that the City has met all requirements with regards to State law including submitting all required information to the transparency website.

City Manager Gary Esplin advised that he and Mayor Pike looked at the salary surveys which showed that Finance Director Philip Peterson has been under paid and under classified for the job that he does. They have moved his classification to better reflect his position as an Administrative Director rather than a Finance Director. Additionally, he updated the Councilmembers on the proposed school and Sunbowl project, including a possible replacement ballfield with losing the Elks Field. There are two parcels to build a new baseball complex on without impacting soccer. Those areas are near St. James or Tonaquint. Additionally, he mentioned that he asked Support Services Manager Marc Mortensen to look at wayfaring signage.

Councilmember Hughes mentioned that the Animal Shelter Board met on Tuesday. There was discussion regarding complaints from some of the board members. One issue is with the fact that they decide the fate of the animal. Additionally, they have requested training for a number of the dogs as well as the volunteers. They are asking for funds for the training which costs \$125 for 12 sessions and \$25 per hour to train the volunteers. He explained that were also upset about a cat who got sick and passed away. Additionally, there was an issue with a cat without eyelids that was scheduled to go Best Friends but was adopted out prior to going there. A number of the board members were also upset that they were not involved in the fundraising efforts for Trooper, a dog who needed surgery. They want to know if they can use the Friends of Washington County for funds.

City Manager Gary Esplin stated to let them use the Friends of Washington County.

Councilmember Hughes explained that the board wants to create a "Friends of" 501c3 for St. George.

City Attorney Shawn Guzman advised that if all parties are getting along with the 501c3 is fine.

City Manager Gary Esplin suggested having them get an attorney and create their own "friends of" as it does not have to be sponsored by the City.

Mayor Pike asked how the hospital handles that with their foundation.

City Attorney Shawn Guzman explained that the hospital foundation is a private entity.

City Manager Gary Esplin stated that he does not want the board to be the administrators for the shelter. Hopefully the County will build a shelter in the future.

Councilmember Arial commented that there is a wonderful exhibit at the Art Museum - 150 Years of Wedding Dresses. She asked about restrooms in the Community Arts Building.

Support Services Marc Mortensen commented that he plans on asking for that in next year's budget.

City Manager Gary Esplin explained that the Children's Museum may have some funds to help pay the cost.

Councilmember Randall asked if they were getting an office for the Musical Theater.

Mayor Pike commented that the Musical Theater is doing well and it may be problematic for them to take tickets at a table.

City Manager Gary Esplin advised he will have to look at that.

Councilmember Randall commented that although she missed the Shade Tree Board meeting, they took a tour of the tree farm.

Councilmember Almquist asked that the Shade Tree Board keep up with the trees that have been removed.

Councilmember Arial liked the way the City is handling the situation with regards to shade trees.

ADJOURN:

MOTION:

SECOND:

VOTE:

A motion to adjourn was made by Councilmember Bowcutt.

The motion was seconded by Councilmember Almquist.

Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye

Councilmember Hughes - aye

Councilmember Randall - aye

Councilmember Bowcutt - aye

Councilmember Arial - aye

The vote was unanimous and the motion carried.